



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION
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RAYMOND G. FORTNER, JR.
County Counsel

February 28, 2007

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Agenda No. 8
11/28/06

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

**Re: CONDITIONAL USE PERMIT NUMBER 04-027-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced conditional use permit which proposes the development of 24 detached single-family condominium units in the Charter Oak Zoned District. At the conclusion of the hearing, you indicated an intent to approve the requested permit and instructed us to prepare the appropriate documents for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

RAYMOND G. FORTNER, JR.
County Counsel

By

ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

RAYMOND G. FORTNER, JR.
County Counsel

EML:di

Enclosures

HOA.417302.1

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
CONDITIONAL USE PERMIT NUMBER 04-027-(5)**

1. The Los Angeles County Board of Supervisors ("Board") conducted a noticed public hearing in the matter of Conditional Use Permit No. 04-027-(5) on November 28, 2006. Conditional Use Permit No. 04-027-(5) was heard concurrently with Zone Change No. 04-027-(5) and Tentative Tract Map No. 53618 (collectively, the "Project").
2. Previously, the Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing regarding all of the above-referenced entitlements for the Project on February 1, 2006. On May 3, 2006, the Commission adopted the Negative Declaration, approved the tentative tract map and conditional use permit ("CUP"), and recommended to the Board that it approve the requested zone change.
3. The Project consists of a condominium development of 24 detached single-family units.
4. A CUP is required to ensure compliance with the proposed Development Program ("DP") zone pursuant to Section 22.40.040 of the Los Angeles County Code ("County Code").
5. The subject site is located at 21034 East Cypress Street in the Charter Oak Zoned District.
6. The rectangularly-shaped property is 2.02 gross acres (1.83 net acres) in size with level topography.
7. Access to the proposed development is provided by Cypress Street, an 80-foot-wide secondary highway.
8. The Project site is currently zoned A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area) which was established by Ordinance No. 5553 that created the Charter Oak Zoned District and became effective on July 27, 1950. The Project proposes a zone change to R-2-DP (Two-Family Residential – 5,000 Square Feet Minimum Required Lot Area – Development Program).
9. The surrounding properties are zoned as follows:

North: A-1-7,500 (Light Agricultural – 7,500 Square Feet Minimum Required Lot Area);

South: A-1-10,000;

East: A-1-7,500; and

West: A-1-10,000.

The City of Covina generally surrounds the subject property and the City of San Dimas is also located to the south of the subject property.

10. Surrounding land uses consist of the following uses:

North: Single-family residences and an elementary school;

South: Single-family residences, multi-family residences, and condominiums;

East: Single-family residences, multi-family residences, and condominiums;
and

West: Single-family residences.

The subject property consists of four residential lots.

11. The Project is consistent with the proposed R-2-DP zoning classification. Single-family residences are permitted in the R-2 zone pursuant to Section 22.20.170 of the County Code. The proposed density of 24 dwelling units is consistent with the maximum 31 dwelling units permitted by the R-2-DP zoning. The applicant has requested a CUP pursuant to Sections 22.40.040 and 22.56.020 of the County Code.

12. The property is depicted in the Low Density Residential ("1") (one to six dwelling units per gross acre) land use category of the Los Angeles Countywide General Plan ("General Plan"). The proposed 24 dwelling units exceed the maximum 12 dwelling units permitted by the land use category for residential development. However, the General Plan strongly supports concentrated urban development at slightly higher densities. To qualify for higher density as an infill project, the Project must comply with the following criteria:

A. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community;

B. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses;

C. The proposed project will not overburden existing public services and facilities;

D. The proposed use will not disrupt or adversely impact local traffic and parking conditions; and

- E. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity, and design, is ensured through specific site plan review.
13. The applicant submitted a density analysis of existing densities of all residential properties within 500 feet of the subject property. According to that analysis, the surrounding area has been developed at densities similar to the 11.8 dwelling units per acre proposed for the Project. Nearby developments, including within the adjacent City of Covina, range from 8.5 to 11.3 dwelling units per acre.
 14. The development will consist of 24 detached single-family condominium units that will resemble other single-family homes. Individual units will comply with single-family requirements for building height and parking. The Project site is also large enough to accommodate appropriate design features, including common landscaping and provision of one guest parking space per dwelling unit (total 24 guest parking spaces).
 15. Zone Change No. 04-027-(5) is a related request to authorize the change of zone of the 1.83 net acres from A-1-10,000 to R-2-DP. The DP designation will ensure that development occurring after rezoning will conform to approved plans. As applied in this case, the CUP will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked Exhibit "A." No other development will be permitted on the property unless a new CUP is first obtained.
 16. Tentative Tract Map No. 53618 is a related request to create one multi-family residential lot with 24 new detached single-family condominium units on 2.02 gross acres.
 17. Approval of the tentative tract map and CUP will not become effective unless and until this Board adopts an ordinance effecting the proposed change of zone, and such ordinance has become effective.
 18. The applicant's site plan, labeled "Exhibit A," depicts a 1.83-acre rectangular-shaped property developed with 24 detached single-family condominium units. The buildings are arranged around the main internal private driveway and fire lane that is depicted as 26 feet wide with two hammerhead turnarounds. Each proposed unit, ranging from approximately 1,405 to 1,668 square feet, will be provided with a minimum of two covered parking spaces. The Project also provides 24 guest parking spaces as well as approximately 22,393 square feet of common open area.
 19. As determined for safety reasons by the Los Angeles County Fire Department, the Project shall not be a gated development.
 20. During its February 1, 2006, public hearing, the Commission heard a presentation from staff and testimony from the applicant as well as the public.

21. Prior to the Commission hearing, two comment letters were received. These letters were from Southern California Edison ("SCE") and the Los Angeles County Sanitation Districts with general comments indicating that the Project would not unreasonably interfere with SCE's facilities and/or easements, sewer service, and connection fees.
22. Three people testified at the Commission hearing: two representing the applicant and one in opposition to the Project. The testifier in opposition raised concerns about potential impacts during construction of the homes, including dust control.
23. The applicant responded that the development of the property would comply with Los Angeles County regulations and that at least another year would pass before any construction or ground-breaking occurs on the site.
24. The Commission asked the applicant to work with the neighbors and coordinate scheduling prior to construction of Project walls along the property line. The Commission also stated that weed abatement should continue on the property prior to development to avoid creation of a nuisance.
25. At the November 28, 2006 hearing before the Board, staff made a presentation. No public testimony was offered.
26. As a condition of approval of this grant, the permittee shall be required to comply with all applicable conditions as set forth in Section 22.40.070 of the County Code.
27. An Initial Study was prepared for this Project in compliance with the California Environmental Quality Act (section 21000 et seq., of the Public Resources Code) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the Project will have a significant effect on the environment. Based on the Initial Study, a Negative Declaration was prepared for the Project.
28. After consideration of the Negative Declaration, together with any comments received during the public review process, the Board found on the basis of the whole record before it that there is no substantial evidence the Project, as conditioned, will have a significant effect on the environment; found the Negative Declaration reflects the independent judgment and analysis of the Board; and adopted the Negative Declaration.
29. Approval of this CUP is conditioned on the applicant's compliance with the attached conditions of approval as well as the conditions of approval for related Tentative Tract Map No. 53618.

30. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
31. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

- A. That the proposed use with the attached conditions will be consistent with the adopted general plan for the area;
- B. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and
- E. That such development program provides necessary safeguards to ensure completion of the proposed development by the applicant forestalling substitution of a lesser type of development contrary to the public convenience, welfare, or development needs of the area.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Indicates that it has approved and adopted the Negative Declaration prepared for the Project and certified that it has been completed in compliance with CEQA and the State and County guidelines related thereto; and
2. Approves CUP No. 04-027-(5) subject to the attached conditions.

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NUMBER 04-027-(5)

1. This grant authorizes the use of the 1.83-net acre subject property for a development program of a maximum total of 24 detached single-family dwelling units on one multi-family lot, as depicted on the approved Exhibit A, subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
3. This grant shall not be effective for any purpose until:
 - A. The permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 7 and 9; and
 - B. An ordinance changing the zoning of the property from A-1-10,000 to R-2-DP, as recommended in Zone Change No. 04-027-(5), has been adopted by the Los Angeles County Board of Supervisors and has become effective.
4. If any provision of this grant is held or declared by a court of competent jurisdiction to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Los Angeles County Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it is found that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
6. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
7. The subject property shall be developed and maintained in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the

permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles ("County") the sum of \$750. These monies shall be placed in a performance fund which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for five biennial inspections. The inspections shall be unannounced.

8. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150 per inspection).
9. The permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the Public Resources Code for Project No. 04-027-(5), which includes Zone Change No. 04-027-(5), Tentative Tract Map No. 53618, and Conditional Use Permit No. 04-027-(5). To defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees as required and established by the California Department of Fish and Game pursuant to section 711.4 of the Fish and Game Code. The current fee in cases where a negative declaration was approved is \$1,800. In addition, the permittee shall pay a \$25 processing fee to the County. Alternatively, prior to filing a Notice of Determination the permittee may obtain a determination from the Department of Fish and Game that the Project will have no impact on fish or wildlife resources. Unless a no impact finding is obtained by the applicant, no land use project subject to this requirement is final, vested, or operative until the fee is paid.
10. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of section 65009 of the Government Code or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.

11. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- A. If during the litigation process, actual costs incurred reach 80 percent of the amount of deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
- B. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code ("County Code").

12. This grant shall expire unless used within two years after the recordation of the final map for Tentative Tract Map No. 53618. In the event that Tentative Tract Map No. 53618 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
13. No grading permit shall be issued prior to final map recordation, unless otherwise permitted by the Director of Regional Planning ("Director of Planning").
14. The subject property shall be graded, developed, and maintained in substantial compliance with the approved tentative tract map. An amended or revised tentative tract map approved for Tentative Tract Map No. 53618 may, at the discretion of the Director of Planning, constitute a revised Exhibit A. All revised plans require the written authorization of the property owner.
15. All development shall comply with the requirements of Title 22 of the County Code (Zoning Ordinance) and of the specific zoning of the subject property unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit A, or a revised Exhibit A, approved by the Director of Planning.
16. The permittee shall submit a copy of the Project's Covenants, Conditions, and Restrictions ("CC&Rs") and maintenance agreements and covenants to Regional Planning for review and approval.

17. The development of the subject property shall comply with all requirements and conditions approved for Tentative Tract Map No. 53618.
18. A minimum of one required front yard tree and an additional 12 trees, for a minimum total of 13 trees, shall be planted within the subject property of the project. Continual maintenance of required trees shall be provided for in the CC&Rs.
19. The permittee shall maintain the project as an ungated community, shall record a covenant agreeing to continually maintain the property as an ungated development and shall submit a draft of the covenant to Regional Planning before recordation. Also, the CC&Rs shall prohibit the private gating of the development to the satisfaction of Regional Planning and the Los Angeles County Fire Department.
20. No structure shall exceed 35 feet in height, except for chimneys and rooftop antennas. Prior to any issuance of a building permit, a site plan including exterior elevations and major architectural features shall be submitted to and approved by the Director of Planning, as a revised Exhibit A, to ensure compliance.
21. A minimum of 72 automobile parking spaces, as depicted on the approved Exhibit A (dated July 21, 2005) or on an approved revised Exhibit A, shall be provided and continuously maintained on the subject property, developed to the specifications listed in Section 22.52.1060 of the County Code. There shall be at least two covered parking spaces designated for each dwelling unit. There shall be at least 24 guest parking spaces distributed throughout the project site as depicted on the approved Exhibit A (dated July 21, 2005) or an approved revised Exhibit A. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. Continual availability and maintenance of required parking spaces shall be provided for in the CC&Rs.
22. To divert solid waste, including construction and demolition of waste and excavated material from landfills, all construction contracts entered into by the permittee shall contain a provision for a mandatory 50 percent recycling of construction wastes, and shall be submitted in advance to the Los Angeles County Department of Public Works ("Public Works") Environmental Programs Division for review.
23. To reduce noise impact from Glen Oak Elementary School, the proposed project shall implement noise attenuation measures, such as double-paned windows, for units directly adjacent to Cypress Street.
24. The permittee shall retain the service of a specialist to inspect the property site for the presence of asbestos during demolition of any structure onsite.

25. The permittee shall comply with all pertinent National Pollutant Discharge Elimination System ("NPDES") requirements of the California Regional Water Quality Control Board ("RWQCB") and Public Works.
26. All utilities shall be placed underground. Prior to the issuance of any building permit, the permittee shall provide evidence that contractual arrangements have been made with the local utilities to install underground all new facilities necessary to furnish services in the proposed development.
27. All structures shall comply with the requirements of the Division of Building and Safety of Public Works.
28. Detonation of explosives or any other blasting device or material is prohibited unless required permits have been obtained and adjacent property owners have been notified.
29. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m, Monday through Friday. No Saturday, Sunday, or holiday operations are permitted. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effects on nearby residences and neighborhoods. Generators and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences.
30. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.
31. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after construction or grading activities are done for the day. All clearing, grading, earth moving, or excavation activities shall cease during periods of high wind (i.e., greater than 20 mph average over one hour) to prevent excessive amounts of dust.
32. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
33. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
34. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect as required throughout the life of this permit.

35. All construction and development within the subject property shall comply with the applicable provisions of the County Building Code and the various related Mechanical, Electrical, Plumbing, Fire, Grading, and Excavation Codes as currently adopted by the County.
36. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the property, or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
37. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
38. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the County Building and Plumbing Codes.
39. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Health Services and/or Department of Public Health ("Health Services"). Adequate water and sewage disposal facilities shall be provided to the satisfaction of said departments.
40. If during construction of the project soil contamination is suspected, construction in the area shall stop and appropriate health and safety procedures shall be implemented to the satisfaction of Health Services. If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Health Services and the RWQCB.
41. Prior to the issuance of any building permit, the permittee shall demonstrate compliance with State Seismic Hazard Safety laws to the satisfaction of Public Works.
42. Prior to the issuance of any grading permit, the project design shall provide for the filtering of flows to capture contaminants originating from the project site to the satisfaction of and approval by Public Works.
43. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
44. During construction, construction related truck trips, which exclude personal vehicles used by workers for commuting to and from the project site, shall be limited to off-peak commute periods.

45. During construction, the permittee shall obtain a California Department of Transportation ("Caltrans"), transportation permit as necessary for any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on state highways.
46. Prior to the issuance of any grading and/or building permit, a site plan shall be submitted to, and approved by, the Director of Planning indicating that the proposed construction and associated grading complies with the conditions of this grant and the standards of the zone.
47. Prior to the issuance of any grading and/or building permit, three copies of a landscape plan, which may be incorporated into a revised Exhibit A, shall be submitted to, and approved by, the Director of Planning. The landscape plan shall show size, type, and location of all plants, trees, and sprinkler facilities, including all landscaping and irrigation. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation.
48. The following development program conditions shall apply:
 - A. No building or structure of any kind except a temporary structure used only in developing of the property according to the development program shall be built, erected, or moved onto any part of the property;
 - B. No existing building or structure which, under the program, is to be demolished shall be used;
 - C. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered;
 - D. All improvements shall be completed prior to the occupancy of any structures within each phase of development to the satisfaction of the Director of Planning;
 - E. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION

500 WEST TEMPLE STREET

LOS ANGELES, CALIFORNIA 90012-2713

RAYMOND G. FORTNER, JR.
County Counsel

February 28, 2007

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Agenda No. 8
11/28/06

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

**Re: TENTATIVE TRACT MAP NUMBER 53618
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced tentative tract map which proposes one multi-family lot with 24 detached single-family condominium units in the Charter Oak Zoned District. At the conclusion of the hearing, you indicated an intent to approve the requested permit and instructed us to prepare the appropriate documents for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

RAYMOND G. FORTNER, JR.
County Counsel

By

Elaine M. Lemke
ELAINE M. LEMKE

(for) Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

Raymond G. Fortner, Jr.
RAYMOND G. FORTNER, JR.
County Counsel

EML:di

Enclosures

HOA.424304.1

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
TENTATIVE TRACT MAP NUMBER 53618**

1. The Los Angeles County Board of Supervisors ("Board") conducted a noticed public hearing in the matter of Tentative Tract Map No. 53618 on November 28, 2006. Tentative Tract Map No. 53618 was heard concurrently with Zone Change No. 04-027-(5) and Conditional Use Permit No. 04-027-(5) (collectively, the "Project").
2. Previously, the Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing regarding all of the above-referenced entitlements for the Project on February 1, 2006. On May 3, 2006, the Commission adopted the Negative Declaration, approved the tentative tract map and conditional use permit ("CUP") and recommended to the Board that it approve the requested zone change.
3. Tentative Tract Map No. 53618 proposes a residential development of one multi-family lot with 24 new detached single-family condominium units on 2.02 gross acres.
4. The subject site is located at 21034 East Cypress Street in the Charter Oak Zoned District.
5. The rectangularly-shaped property is 2.02 gross acres (1.83 net acres) in size with level topography.
6. Access to the proposed development is provided by Cypress Street, an 80-foot-wide secondary highway.
7. The surrounding properties are zoned as follows:

North: A-1-7,500 (Light Agricultural – 7,500 Square Feet Minimum Required Lot Area);

South: A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area);

East: A-1-7,500; and

West: A-1-10,000.
8. The City of Covina generally surrounds the subject property and the City of San Dimas is also located to the south of the subject property.

9. Surrounding land uses consist of the following uses:
- North: Single-family residences and an elementary school;
- South: Single-family residences, multi-family residences, and condominiums;
- East: Single-family residences, multi-family residences, and condominiums;
and
- West: Single-family residences.
10. The Project is consistent with the proposed R-2-DP zoning classification. Single-family residences are permitted in the R-2 zone pursuant to Section 22.20.170 of the Los Angeles County Code ("County Code"). The proposed density of 24 dwelling units is consistent with the maximum 31 dwelling units permitted by the R-2-DP zoning. The applicant has requested a CUP pursuant to Sections 22.40.040 and 22.56.020 of the County Code.
11. The property is depicted in the Low Density Residential ("1") (one to six dwelling units per gross acre) land use category of the Los Angeles Countywide General Plan ("General Plan"). The proposed 24 dwelling units exceed the maximum 12 dwelling units permitted by the land use category for residential development. However, the General Plan strongly supports concentrated urban development at slightly higher densities. To qualify for higher density as an infill project, the Project must comply with the following criteria:
- A. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community;
 - B. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses;
 - C. The proposed project will not overburden existing public services and facilities;
 - D. The proposed use will not disrupt or adversely impact local traffic and parking conditions; and
 - E. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity, and design, is ensured through specific site plan review.
12. The applicant has submitted a density analysis of existing densities of all residential properties within 500 feet of the subject property. According to that analysis, the surrounding area has been developed at densities similar to the 11.8 dwelling units per acre proposed for the project. Nearby developments,

including within the adjacent City of Covina, range from 8.5 to 11.3 dwelling units per acre.

13. The development will consist of 24 detached single-family condominium units that will resemble single-family homes. Individual units will comply with single-family requirements for building height and parking. The Project site is also large enough to accommodate design features, including common landscaping and provision of one guest parking space per dwelling unit (total 24 guest parking spaces).
14. Zone Change No. 04-027-(5) is a related request to authorize a change of zone of 1.83 net acres from A-1-10,000 to R-2-DP. The DP designation will ensure that development occurring after rezoning will conform to approved plans. As applied in this case, the CUP will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked Exhibit "A." No other development will be permitted on the property unless a new CUP is first obtained.
15. CUP No. 04-027-(5) is a related request to ensure compliance with the DP zone designation pursuant to Section 22.40.040 of the County Code.
16. Approval of the tentative tract map and CUP will not become effective unless and until the Board has adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.
17. The applicant's site plan, labeled as Exhibit "A," depicts a 1.83-acre rectangular-shaped property developed with 24 detached single-family condominium units. The buildings are arranged around the main internal private driveway and fire lane that is depicted as 26 feet wide with two hammerhead turnarounds. Each proposed unit, ranging from approximately 1,405 to 1,668 square feet, will be provided with a minimum of two covered parking spaces. The Project also provides 24 guest parking spaces as well as approximately 22,393 square feet of common open area.
18. As determined for safety reasons by the Los Angeles County Fire Department, the Project shall not be a gated development.
19. During its February 1, 2006, public hearing, the Commission heard a presentation from staff and testimony from the applicant as well as the public.
20. Two comment letters were received and submitted to the Commission. These letters were from Southern California Edison ("SCE") and the Los Angeles County Sanitation Districts, with general comments indicating that the Project would not unreasonably interfere with SCE's facilities and/or easements, sewage service, and connection fees.

21. Three persons testified at the Commission hearing: two representing the applicant and one in opposition to the Project. The testifier in opposition raised concerns about potential impacts during construction of the homes, including dust control.
22. The applicant responded that the development of the property would comply with Los Angeles County regulations, and that at least another year would pass before any construction or ground-breaking occurs on the site.
23. The Commission asked the applicant to work with the neighbors and coordinate scheduling prior to construction of Project walls along the property line. The Commission also stated that weed abatement should continue on the property prior to development to avoid creation of a nuisance.
24. At the November 28, 2006, hearing before the Board, staff made a presentation. No public testimony was offered.
25. The proposed use is required to comply with the development standards of the R-2 zone pursuant to Sections 22.20.210 through 22.20.250 of the County Code, except as otherwise modified by CUP No. 04-027-(5).
26. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the General Plan. The Project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
27. The site is physically suitable for the type of development and density being proposed, since the property has adequate building sites to be developed in accordance with the County grading ordinance; has access to a County-maintained street; will be served by public sewers; will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs; and will have flood hazards and geologic hazards mitigated in accordance with the requirements of Los Angeles County Department of Public Works.
28. The design of the subdivision and the type of improvements proposed will not cause serious public health problems, because sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the conditions of approval.
29. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
30. The design of the subdivision provides for future passive or natural heating or cooling opportunities therein.

31. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, because the design and development as set forth in the conditions of approval and on the tentative tract map provide adequate protection for any such easements.
32. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir.
33. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with section 13000 of the California Water Code).
34. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
35. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (section 21000 et seq., of the Public Resources Code) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the Project may have a significant effect on the environment. Based on the Initial Study, a Negative Declaration was prepared for the project.
36. After consideration of the Negative Declaration together with any comments received during the public review process, the Board found on the basis of the whole record before it that there is no substantial evidence the project as conditioned will have a significant effect on the environment, found the Negative Declaration reflects the independent judgment and analysis of the Board, and adopted the Negative Declaration.
37. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval as well as the conditions of approval for CUP No. 04-027-(5).
38. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Indicates that it has approved and adopted the Negative Declaration and certified that it has been completed in compliance with CEQA and the State and County guidelines related thereto; and
2. Approves Tentative Tract Map No. 53618 subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.

**CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP NUMBER 53618**

1. The subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance) as well as the area requirements of the R-2-DP zone and requirements of Conditional Use Permit ("CUP") No. 04-027-(5).
2. Except as otherwise specified in Condition No. 3 and by CUP No. 04-027-(5), the subdivider shall conform to the applicable requirements of the R-2-DP zone.
3. In accordance with CUP No. 04-027-(5), this land division is approved within a Development Program zone as a condominium development of 24 detached single-family units.
4. Recordation of the final map is contingent upon effectuation of an ordinance changing the zoning of the subject property from A-1-10,000 to R-2-DP by the Los Angeles County Board of Supervisors ("Board").
5. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant and any other person, corporation, or entity making use of this grant.
6. The subdivider shall show Cypress Street as a dedicated street on the final map.
7. The subdivider shall submit a copy of the Project's Conditions, Covenants, and Restrictions ("CC&Rs") to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval.
8. Upon approval by the Board of CUP No. 04-027-(5), the subdivider shall submit evidence that the conditions of said associated CUP No. 04-027-(5) have been recorded.
9. The subdivider shall place a note or notes on the final map, to the satisfaction of Regional Planning, that this subdivision is approved as a condominium project for a total of 24 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which will in turn provide the necessary access and utility easements for the units.
10. The subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas including the driveway and the lighting system along all walkways to the satisfaction of Regional Planning.
11. The subdivider shall reserve in the CC&Rs the right for all residents within the condominium project to use the driveways for access and the guest parking spaces throughout the subdivision.

12. Prior to final map approval, the subdivider shall record a covenant agreeing to continually maintain the property as an ungated development. The subdivider shall submit a draft of the covenant to Regional Planning before recordation. The subdivider shall also prohibit the private gating of the development in the CC&Rs to the satisfaction of Regional Planning and Los Angeles County Fire Department.
13. Three copies of a landscape plan which may be incorporated into a revised site plan shall be submitted and approved by the Director of Regional Planning ("Director of Planning") as required by CUP No. 04-027-(5) prior to issuance of a grading permit and/or building permit.
14. The subdivider shall plant at least one tree of a non-invasive species within the front yard of the lot, and a minimum of 12 additional trees within the project site. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director of Planning and a bond shall be posted with the Los Angeles County Department of Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
15. After approval by the Board, to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game, the subdivider shall remit a fee of \$1,800 to the Department of Fish and Game as established and required by said Department pursuant to section 711.4 of the Fish and Game Code. The applicant shall also remit a \$25 processing fee payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the California Public Resources Code and section 711 of the California Fish and Game Code. Alternatively, prior to filing a Notice of Determination the permittee may obtain a determination from the Department of Fish and Game that the Project will have no impact on fish or wildlife resources. Unless a no impact finding is obtained by the applicant, no land use project subject to this requirement is final, vested, or operative until the fee is paid.
16. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, and employees to attack, set aside, void, or annul this tract map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of section 65499.37 of the Government Code or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

17. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to subdivider, or subdivider's counsel. The subdivider shall also pay the following supplemental deposits from which actual costs shall be billed and deducted:
- A. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - B. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the subdivider according to Section 2.170.010 of the Los Angeles County Code.

18. Except as modified herein above, this approval is subject to all those conditions set forth in CUP No. 04-027-(5), and the attached reports recommended by the Los Angeles County Subdivision Committee, which also consists of members of the following Los Angeles County Departments: Public Works; Fire; Parks and Recreation; and Health Services.

ATTACHMENTS:

Department of Public Works Report
Fire Department Report
Department of Parks and Recreation Report
Department of Health Services Report

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 53618 (Rev.)

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TENTATIVE MAP DATED 07-21-2005
EXHIBIT MAP DATED 07-21-2005

The following reports consisting of 10 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Quitclaim or relocate easements running through proposed structures.
10. Remove existing structures prior to final map approval. Demolition permits are required from the Building and Safety office.
11. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
12. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 53618 (Rev.)

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TENTATIVE MAP DATED 07-21-2005
EXHIBIT MAP DATED 07-21-2005

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW
Prepared by Henry Wong

tr53618L-rev2.doc

Phone (626) 458-4915

Date 09-26-2005



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

TRACT NO. 53618

REV TENTATIVE MAP DATED 07/21/05
EXHIBIT MAP 07/21/05

DRAINAGE CONDITIONS

1. Approval of this map pertaining to drainage is recommended.

=====

GRADING CONDITIONS:

1. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.
2. Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 01/06/05 to the satisfaction of Public Works.

TC
Name _____

Gary Guo
GARY GUO

Date 09/21/05 Phone (626) 458-4921


TENTATIVE TRACT 53618
SUBDIVIDER Pan and Chien
ENGINEER EGL
GEOLOGIST _____
SOILS ENGINEER _____

TENTATIVE MAP DATED 07
LOCATION 06-21-05, 2nd Revision and Exhibit
Covina

REPORT DATE _____
REPORT DATE _____

- ☐ **TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:**
- ☐ The final map must be approved by the Geology and Soils Sections to assure that all geotechnical (geology and soils) factors have been properly evaluated.
- ☐ A grading plan must be geotechnically approved by the Geology and Soils Sections. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- ☐ All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☐ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____, dated _____."
- ☒ **TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**
- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☒ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☒ A soils engineering report may be required prior to approval of building or grading plans.
- ☒ The Soils Engineering review dated 8-9-05 is attached.
- ☐ Geotechnical Recordation Map verification deposit estimate 6 hours.
- ☐ Groundwater is less than 10 feet from the ground surface on lots

Prepared by


Robert O. Thomas

Reviewed by

W. G.

Date 08-03-05

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION**

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 5
Job Number LX001129
Sheet 1 of 1

Tentative Map (Tract) 53618

Location East Cypress Street, Covina
Developer/Owner Pan and Chien
Engineer/Architect EGL
Soils Engineer ----
Geologist ----

DISTRIBUTION:

☐ Grading/ Drainage
☐ Geo/Soils Central File
☐ District Engineer
☐ Geologist
☐ Soils Engineer
☐ Engineer/Architect

Review of:

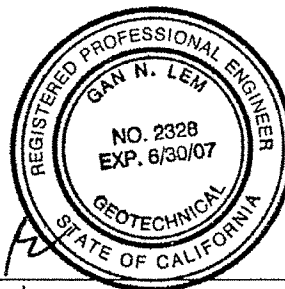
Revised Tentative Map (Tract) and Exhibit Dated By Regional Planning 7/6/21/05
Previous review sheet dated 3/9/05

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of **"Manual for Preparation of Geotechnical Reports"** prepared by County of Los Angeles, Department of Public Works. The manual is available on the Internet at the following address: <http://dpw.co.la.ca.us/med/manual.pdf>.
2. At the grading plan review stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.



Prepared by Gan Lem Date 8/9/05

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

Gan:tract-53618

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate the right to restrict vehicular access on Cypress Street.
2. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Cypress Street.
3. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement along the property frontage on Cypress Street.
4. Where full-width sidewalk is not already in place along the property frontage on Cypress Street, re-construct full-width sidewalk to the satisfaction of Public Works.
5. Plant street trees along the property frontage on Cypress Street.
6. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
7. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring on Cypress Street to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
 - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.

TENTATIVE MAP DATED 07-21-2005
EXHIBIT MAP DATED 07-21-2005

- (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
 - c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
 - d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
8. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC11742as, dated 07-08-2004) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
4. Easements are required, subject to review by Public Works to determine the final locations and requirements.
5. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.

Prepared by Juan M Sarda
Reviewed by Henry Wong *HW*
tr53618s-rev2.doc

Phone (626) 458-7151

Date 09-26-2005

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructure constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Prepared by Juan M Sarda
Reviewed by Henry Wong *HW*
tr53618w-rev2.doc

Phone (626) 458-7151

Date 09-07-2005



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerence, California 90040

ST

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 53618 Tentative Map Date 21-JULY-05

Revised Report YES

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 1500 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install 1 public fire hydrant(s). Upgrade / Verify existing 1 public fire hydrant(s).
- Install private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☒ Other location: Verify Hydrant 92' E/O PL. Install public Fire Hydrant on West PL.
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☒ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: Submit ORIGINAL Fire Department Fire Flow Availability Form 195 to our office for review/approval, prior to tentative map clearance.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi Date 8-Sept-05



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 53618 Map Date 21-JULY-05

C.U.P. _____ Vicinity 0210B-Glendora

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☐ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☐ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☐ Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☐ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: Access adequate as shown on Tentative Tract Map dated 1-25-05 on file in our office. No gates shall be allowed for this development.

By Inspector: Janna Masi Date 8-Sep-05

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT



Tentative Map # 53618 DRP Map Date: 07/21/2005 SCM Date: / / Report Date: 09/22/2005
Park Planning Area # 15 CHARETER OAK ISLANDS / GLENDORA HEIGHTS Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.24
IN-LIEU FEES:	\$52,038

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$52,038 in-lieu fees.

Trails:

No trails.

Comments:

24 detached residential condominium units with credit for 3 existing houses to be removed, net density increase of 21 units.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: _____

James Barber, Advanced Planning Section Head

Supv D 5th
September 21, 2005 08:00:28
QMB02F.FRX



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	53618	DRP Map Date: 07/21/2005	SMC Date: / /	Report Date: 09/22/2005
Park Planning Area #	15	CHARETER OAK ISLANDS / GLENDORA HEIGHTS		Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{people} \times (0.003) \text{Goal} \times (U) \text{units} = (X) \text{acres obligation}$$

$$(X) \text{acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units 24 = Proposed Units 21 + Exempt Units 3

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.77	0.0030	21	0.24
M.F. < 5 Units	3.23	0.0030	0	0.00
M.F. >= 5 Units	2.57	0.0030	0	0.00
Mobile Units	2.87	0.0030	0	0.00
Exempt Units			3	
Total Acre Obligation =				0.24

Park Planning Area = 15 CHARETER OAK ISLANDS / GLENDORA HEIGHTS

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.24	\$216,826	\$52,038

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.24	0.00	0.00	0.24	\$216,826	\$52,038



COUNTY OF LOS ANGELES
DEPARTMENT OF HEALTH SERVICES
Public Health

THOMAS L. GARTHWAITE, M.D.
DIRECTOR and CHIEF MEDICAL OFFICER

FRED LEAF
CHIEF OPERATING OFFICER

JONATHAN E. FIELDING, M.D., M.P.H.
Director of Public Health and Health Officer

Environmental Health
ARTURO AGUIRRE, Director

Bureau of Environmental Protection
Mountain & Rural/Water, Sewage & Subdivision Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm



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January 5, 2005

RFS No. 05-0020384

Tract Map No. 53618

Vicinity: Covina

Addendum Letter to Tentative Tract Map Date: July 21, 2005 (2nd Revision)

The Los Angeles County Department of Health Services' conditions of approval for **Tentative Tract Map 53618** are unchanged by the submission of the revised map. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Southern California Water Company**, a public water system, which guarantees water connection and service to all lots. The "will serve" letter has been received by the Department.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E.H.S. IV
Mountain and Rural/Water, Sewage, and Subdivision Program